

48-397  
48-397-RELEASE DEED (CORRECTIVE DEED)NO TRANSFER  
TAX PAID

001700

GEOFFREY H. RAGSDALE, of Richmond, County of Sagadahoc and State of Maine,  
ALZADA PAINE, of Waterville, County of Kennebec and State of Maine, and  
PHYLLIS RAND, of Waterville, County of Kennebec and State of Maine,

for valuable consideration paid

grant to

THE BOARD OF TRUSTEES OF WATERVILLE BENEVOLENT AND PROTECTIVE ORDER OF ELKS  
NO. 905, acting by and through Richard D. Upham, duly authorized Chairman  
of the said Board of Trustees, an unincorporated association, of Waterville,  
County of Kennebec, and State of Maine,

WITH QUITCLAIM WITHOUT COVENANTS

a certain lot or parcel of land, situate in said Waterville, bounded and  
described as follows, to wit:

**BEGINNING** on the northerly side of Appleton Street, at the southwest  
corner of land formerly of the Hathaway Shirt Factory; thence easterly on  
said Appleton Street Forty-one (41') feet to a stone post; thence northerly  
parallel with the westerly line of said Shirt Factory lot One Hundred feet;  
thence westerly parallel with Appleton Street Forty-one (41') feet; thence  
southerly on the westerly line of said lot One Hundred (100') feet to the  
point begun at.

**ALSO**, another certain lot or parcel of land, situated in said Waterville  
and bounded and described as follows:

**BEGINNING** at stone post set in the sidewalk on the northerly side of  
Appleton Street at the southeast corner of land conveyed to Frank W. Smith  
by Octavia M. Leighton on July 10, 1894, and recorded in Kennebec Registry  
of Deeds, Book 403, Page 324; thence easterly along Appleton Street about  
Forty-five and one-half (45½) feet to a point Thirteen and one-half (13½)  
feet westerly of a stone post set in the ground at the southwest corner of  
land formerly of Jesse Stinson; thence northerly One Hundred (100') feet  
on a line that is Thirteen and one-half (13½) feet westerly of the Stinson  
land; thence westerly about Forty-five and one-half (45½) feet to the north-  
east corner of the lot above mentioned as having been conveyed to Smith by  
Leighton; thence southerly along the easterly line of the lot conveyed to  
Smith by Leighton to the stone post first mentioned.

**TOGETHER** with a right-of-way over the strip of land ten feet in width  
next northerly of the lot herein above conveyed and next northerly of the  
lot conveyed by said Leighton to said Smith on July 10, 1894, and also to-  
gether with a right of way Thirteen and one-half (13½) feet wide in common  
over a strip of land next easterly of the lot herein conveyed from Appleton  
Street northerly One Hundred Ten feet.

**BEING** the same land and premises conveyed by warranty deed of Muriel  
R. Ragsdale to Waterville Lodge, Benevolent and Protective Order of Elks  
dated December 10, 1976, and recorded in Book 1954, Page 161 of the Kennebec  
County Registry of Deeds.

**MEANING AND INTENDING** to convey by this Release Deed any right, title,  
or interest in and to the above-described property, acquired by virtue of  
being a residuary devisee under the Last Will of Muriel R. Ragsdale, which  
was probated in Kennebec County Probate Court Docket No. 88-231.

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THIS Deed is conveyed to the named Grantee, which is an unincorporated association, in order to correct and confirm the Grantee of the said Warranty Deed dated December 10, 1976, conveyed by Muriel R. Ragsdale.

Dated: December 16, 1993

Geoffrey Ragsdale  
GEOFFREY RAGSDALE

Dated: Jan. 3, 1994

Alzada Paine  
ALZADA PAINE

Dated: December 24, 1993

Phyllis Rand  
PHYLLIS RAND

State of Maine  
Kennebec, ss.

Dated: January 3, 1994

Personally appeared the above-named Alzada Paine, and under oath, acknowledged the foregoing instrument to be her free act and deed.

Kathleen Lynn Gray  
Notary Public

January 3, 1994

Kathleen Lynn Gray

RECEIVED KENNEBEC SS.

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ATTEST: Theresa Ruth Mann  
REGISTER OF DEEDS

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